Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

Council Chambers 10601 Magnolia Avenue Santee, California

July 13, 2005

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:09 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/Commission/Authority Members Brian W. Jones and Hal Ryan. Council/Commission/Authority Member Jack E. Dale was absent.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Shawn Hagerty, Assistant to the City Manager Kathy Valverde, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Director of Fire and Life Safety Bob Pfohl, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, Santee Sheriff's Station Sheriff's Station Captain Greg Reynolds, City Engineer Cary Stewart, City Planner Melanie Kush, City Clerk/City Commission Secretary Linda Troyan and Deputy City Clerk/Deputy Commission Secretary Patsy.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/ Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

Mayor Voepel recapped the history of the two Marine Units the City adopted: Camp Pendleton's 2nd Battalion, 1st Marine Regiment - Marine Expeditionary Unit, the "2/1s" also known as the "Professionals" and Miramar's Marine Heavy Helicopter Squadron 462 (HMH-462), also known as the "Heavy Haulers." Mayor Voepel introduced Sergeant Major Dwayne Daniels from the "2/1" and thanked him for his service to the country. He then introduced Lieutenant Colonel Robert G. Oltman of the "2/1", his wife Sue Ann, their children Noah, Nathan, Anna and Kyle; and Lieutenant Colonel Dennis R. Stephens of the "Heavy Haulers" and his wife Terri. The Mayor presented bouquets of white roses to the wives, and single white roses and candy bouquets to the children. Both Lieutenant Colonels thanked the Mayor, Council, staff and the community for the continued support of both units and assured them it is truly appreciated by all the service members and their families.

Mayor Voepel requested everyone join him outside by the flagpole for a special ceremony. Once outside, Pastor David Yeargan from Sonrise Community Church gave the Invocation and Kyle Oltman led the Pledge of Allegiance. Fire Captain Rick Williams and Firefighter Paramedic Trevin Montgomery, two members of the Santee Fire Department Honor Guard, lowered the American flag and presented it to Mayor Voepel. Mayor Voepel then presented it to Lieutenant Colonel Oltman of "2/1." The unit will take it with them when they deploy next week. Next, Lieutenant Colonel Stephens of the "Heavy Haulers" presented Mayor Voepel with a flag they originally received from the City in May 2004. This flag was taken with the unit on their deployment and flown in Fallujah. The honor guard completed the ceremony by raising the flag on the City flagpole.

Mayor Voepel requested a short recess at 7:30 p.m.

The meeting reconvened in the Council Chambers at 7:39 p.m. with all members present except Council Member Dale who was absent.

ADJOURNMENT IN MEMORY: Pauline Joanne Minto

Mayor Voepel indicated the meeting would be Adjourned in Memory of Pauline Minto, mother of Vice Mayor Minto. Vice Mayor Minto accepted the certificate from Mayor Voepel and thanked his colleagues and staff for their support during this time.

PROCLAMATIONS: July is "Recreation and Parks Month"

Vice Mayor Minto presented the Proclamation to Santee Park and Recreation [SPARC] Members Alan Tuthill, Rusty Williams, and James Dreisbach-Towle.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.
- (B) Approval of Meeting Minutes:
 Santee City Council 6-22-05 Regular Meeting
 Community Development Commission 6-22-05 Regular Meeting
 Santee Public Financing Authority 6-22-05 Regular Meeting
- (C) Approval of Payment of Demands as Presented.

- (D) Approval of the Expenditure of \$35,944.80 to Pay for May 2005 Legal Services.
- (E) Authorization to Renew a Contract for As-Needed Irrigation Supplies with United Green Mark Incorporated for FY 2005-06.
- (F) Authorization to Purchase one 2006 North Star 167-3 Ambulance on a 2006 Ford E450 Chassis from Braun Northwest Incorporated via "Piggyback" with Snohomish County, Washington Fire District #18 Bid.
- (G) Adoption of a Resolution Rejecting all Bids for Video Detection and Monitoring System Installation, Federal Aid Project, Congestion Management and Air Quality (CMAQ), CMLG-5429(005). (Reso 49-2005)
- (H) Adoption of a Resolution Approving the Final Map for Santee Tentative Map TM2003-03. (Applicant: Race) Location: 9300 Block of Prospect Avenue (Reso 50-2005)
- (I) Adoption of a Resolution Accepting the Contract as Complete for Immediate Demolition of Vacant Buildings on City Property for the Forester Creek Improvement Project, CIP 2002-21. (Reso 51-2005)

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as presented with all voting aye, except Council Member Dale who was absent.

ANNOUNCEMENT:

Mayor Voepel noted Boy Scout Troop 386 was in attendance to work on their communication merit badges and welcomed them to the meeting.

2. PUBLIC HEARINGS:

(A) Public Hearing for a Tentative Map (TM04-05) and Development Review Permit (DR04-10) for a 5-lot Subdivision and Construction of 4 Single Family Dwelling Units on a 1.13 Acre Site Located at 11535 Woodside Avenue in the R2 Low-Medium Density Residential Zone. Applicant: Joseph S. Aleto (Resos: TM - 52-2005, DR - 53-2005)

The Public Hearing was opened at 7:45 p.m. Deputy City Manager/Director of Development Services Williford presented the staff report and answered Council's questions. He clarified for Council Member Ryan that the Ladera project is conditioned for

the right-of-way acquisition and construction of Woodside Terrace to public street standards for acceptance by the City as a public street, and that the new Aleto project property owners will be notified of such.

PUBLIC SPEAKERS: Applicant Joseph Aleto was available to answer Council questions.

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, the Public Hearing was closed at 7:51 p.m.; the Negative Declaration was approved as complete and in compliance with the provisions of CEQA; and the two Resolutions approving Tentative Map TM04-05 and Development Review Permit DR04-10 were adopted with all voting aye, except Council Member Dale who was absent.

(B) Public Hearing for a Tentative Map (TM05-01), Development Review (DR05-01), and Conditional Use Permit (P05-03) to Develop 87 Residential Condominium Units and Common Recreation Amenities on a 4.47 Acre Site at 7665 Mission Gorge Road in the Medium-High Density Residential (R-14) Zone. Applicant: Pulte Homes Corporation (Resos: TM - 54-2005, DR - 55-2005, CUP - 56-2005)

The Public Hearing was opened at 7:52 p.m. City Planner Kush presented the staff report.

During discussion, Vice Mayor Minto expressed concern that the mobilehome residents may not have been notified of the project as the City's policy is to notify the property owner.

PUBLIC SPEAKERS: Applicant Brian Stoke and Pleasant Valley Mobilehome Park Owner Mark Patenaude both assured Council that they have notified the park residents, and are keeping the communication lines open.

During further discussion, Council Member Ryan requested information be provided to prospective home owners regarding the current business conditions in the neighborhood, specifically related to Pure-Flo Water Company.

ACTION: On motion of Council Member Ryan, seconded by Council Member Jones, the Public Hearing was closed at 8:11 p.m.; the Negative Declaration was approved as complete and in compliance with the provisions of CEQA; and the three Resolutions approving Tentative Map (TM05-01), Development Review (DR05-01), and Conditional Use Permit (P05-03) were adopted with all voting aye, except Council Member Dale who was absent.

(C) Public Hearing for a Conditional Use Permit (P01-04) to Construct a 9,295 Square Foot City Maintenance Facility (Administration Wing, 5,670 Square Feet; Shop/Storage Wing, 3,625 Square Feet) and a 10,538 Square Foot Vehicle Maintenance Building on a 3.55 Acre Site Located at 9534 Via Zapador in the Light Industrial Zone. Applicant: City of Santee (Reso 57-2005)

The Public Hearing was opened at 8:11 p.m. Deputy City Manager/Director of Development Services Williford presented the staff report.

PUBLIC SPEAKERS: None

ACTION: After brief discussion, on motion of Council Member Ryan, seconded by Council Member Jones, the Public Hearing was closed at 8:17 p.m.; the Negative Declaration was approved as complete and in compliance with the provisions of CEQA; and the Resolution approving Conditional Use Permit P01-04 was adopted with all voting aye, except Council Member Dale who was absent.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS: None

5. **CONTINUED BUSINESS**: None

6. **NEW BUSINESS**: None

7. COMMUNICATION FROM THE PUBLIC:

(A) Gordon Hofer expressed concerns regarding the availability of adequate water with new development coming in and eminent domain if used for private purposes.

8. **CITY MANAGER REPORTS**: None

9. COMMUNITY DEVELOPMENT COMMISSION:

(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

Council Members recessed at 8:30 p.m. and convened in Closed Session at 8:35 p.m. with all Members present, except Council Member Dale who was absent.

12. CLOSED SESSION:

(A) CONFERENCE WITH LABOR NEGOTIATOR

(Government Code Section 54957.6)

Agency Designated Representatives: City Manager

Unrepresented Employees: All Full-Time Misc. & Management Employees

(B) CONFERENCE WITH LABOR NEGOTIATOR

(Government Code Section 54957.6)

Agency Designated Representatives: City Manager

Employee Organization: Santee Firefighters' Association

(C) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Government Code Section 54956.8)

Property: Property bounded by Cuyamaca Street, Street A, Civic Center

Drive and the San Diego River

Agency Negotiators: City Manager

Negotiating Parties: City of Santee, County of San Diego & Ryan Companies

Under negotiation: Price and terms of payment

Members reconvened in Open Session at 9:24 p.m. with all Members present, except Council Member Dale who was absent. Mayor Voepel reported the three items were discussed and the following action taken:

- Item 12A Continued for further deliberation with staff to bring back additional information regarding what other cities have done.
- Item 12B City Manager authorized to sign the Memorandum of Understanding as presented and forward it to the Fire Fighters Association for signature.
- Item 12C City Manager authorized to make a counteroffer to Ryan Companies.

13. ADJOURNMENT: There being no further business, the meeting was adjourned at 9:25 p.m. in Memory of Pauline Joanne Minto.

Date Approved: August 10, 2005

/s/Linda A. Troyan
Linda A. Troyan, Commission Secretary
and for Authority Secretary Keith Till